

SNAPSHOT of HOME Program Performance--As of 09/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*	
					Group	A Overall
Program Progress:			PJs in State: <input type="text" value="93"/>			
% of Funds Committed	<input type="text" value="94.37"/> %	<input type="text" value="94.61"/> %	<input type="text" value="50"/>	<input type="text" value="95.51"/> %	<input type="text" value="34"/>	<input type="text" value="38"/>
% of Funds Disbursed	<input type="text" value="85.55"/> %	<input type="text" value="86.79"/> %	<input type="text" value="50"/>	<input type="text" value="87.58"/> %	<input type="text" value="37"/>	<input type="text" value="31"/>
Leveraging Ratio for Rental Activities	<input type="text" value="0.93"/>	<input type="text" value="5.85"/>	<input type="text" value="75"/>	<input type="text" value="4.86"/>	<input type="text" value="5"/>	<input type="text" value="15"/>
% of Completed Rental Disbursements to All Rental Commitments***	<input type="text" value="88.64"/> %	<input type="text" value="77.30"/> %	<input type="text" value="37"/>	<input type="text" value="82.17"/> %	<input type="text" value="47"/>	<input type="text" value="36"/>
% of Completed CHDO Disbursements to All CHDO Reservations***	<input type="text" value="62.80"/> %	<input type="text" value="69.91"/> %	<input type="text" value="51"/>	<input type="text" value="71.17"/> %	<input type="text" value="27"/>	<input type="text" value="27"/>
Low-Income Benefit:						
% of 0-50% AMI Renters to All Renters	<input type="text" value="88.22"/> %	<input type="text" value="81.87"/> %	<input type="text" value="30"/>	<input type="text" value="81.54"/> %	<input type="text" value="75"/>	<input type="text" value="63"/>
% of 0-30% AMI Renters to All Renters***	<input type="text" value="60.58"/> %	<input type="text" value="41.12"/> %	<input type="text" value="20"/>	<input type="text" value="45.68"/> %	<input type="text" value="90"/>	<input type="text" value="78"/>
Lease-Up:						
% of Occupied Rental Units to All Completed Rental Units***	<input type="text" value="93.12"/> %	<input type="text" value="96.50"/> %	<input type="text" value="66"/>	<input type="text" value="96.19"/> %	<input type="text" value="20"/>	<input type="text" value="22"/>
Overall Ranking:			In State: <input type="text" value="45"/> / <input type="text" value="93"/>	Nationally: <input type="text" value="31"/>	<input type="text" value="31"/>	<input type="text" value="36"/>
HOME Cost Per Unit and Number of Completed Units:						
Rental Unit	<input type="text" value="\$42,247"/>	<input type="text" value="\$36,770"/>		<input type="text" value="\$27,510"/>	<input type="text" value="1,961"/> Units	<input type="text" value="40.90"/> %
Homebuyer Unit	<input type="text" value="\$41,364"/>	<input type="text" value="\$21,420"/>		<input type="text" value="\$15,239"/>	<input type="text" value="139"/> Units	<input type="text" value="2.90"/> %
Homeowner-Rehab Unit	<input type="text" value="\$0"/>	<input type="text" value="\$27,404"/>		<input type="text" value="\$20,932"/>	<input type="text" value="0"/> Units	<input type="text" value="0.00"/> %
TBRA Unit	<input type="text" value="(\$3,790)"/>	<input type="text" value="\$2,249"/>		<input type="text" value="\$3,121"/>	<input type="text" value="2,693"/> Units	<input type="text" value="56.20"/> %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): San Francisco CA

Total Development Costs:
(average reported cost per unit in HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$81,377	\$189,802	\$0
State:*	\$141,187	\$115,957	\$28,714
National:**	\$98,643	\$77,150	\$23,791

CHDO Operating Expenses:
(% of allocation)

PJ:	1.1 %
National Avg:	1.2 %

R.S. Means Cost Index: 1.23

	RACE:					HOUSEHOLD TYPE:			
	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
White:	26.6	30.9	0.0	25.8	Single/Non-Elderly:	56.2	37.4	0.0	34.4
Black/African American:	28.8	3.6	0.0	43.1	Elderly:	22.6	0.0	0.0	0.3
Asian:	12.5	53.2	0.0	3.7	Related/Single Parent:	13.5	7.9	0.0	30.1
American Indian/Alaska Native:	0.8	0.0	0.0	0.3	Related/Two Parent:	5.8	14.4	0.0	13.4
Native Hawaiian/Pacific Islander:	0.5	0.0	0.0	1.3	Other:	1.9	40.3	0.0	21.7
American Indian/Alaska Native and White:	0.1	0.0	0.0	0.3					
Asian and White:	0.1	0.7	0.0	0.0					
Black/African American and White:	0.2	0.0	0.0	0.3					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	8.4	0.0	0.0	2.3					
Asian/Pacific Islander:	11.4	0.0	0.0	0.0					
ETHNICITY:					SUPPLEMENTAL RENTAL ASSISTANCE:				
Hispanic	10.5	11.5	0.0	22.7	Section 8:	15.7	0.0 [#]		
HOUSEHOLD SIZE:					HOME TBRA:	5.0			
1 Person:	64.9	38.1	0.0	49.5	Other:	30.2			
2 Persons:	18.0	30.2	0.0	17.4	No Assistance:	49.1			
3 Persons:	9.3	17.3	0.0	14.4					
4 Persons:	4.6	13.7	0.0	10.7					
5 Persons:	2.1	0.0	0.0	5.7					
6 Persons:	1.0	0.7	0.0	1.3					
7 Persons:	0.1	0.0	0.0	1.0					
8 or more Persons:	0.0	0.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				43

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): San Francisco State: CA

Group Rank: 31
 (Percentile)

State Rank: 45 / 93 PJs

Overall Rank: 36
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	88.64	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	62.8	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	88.22	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	93.12	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	2.41	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

